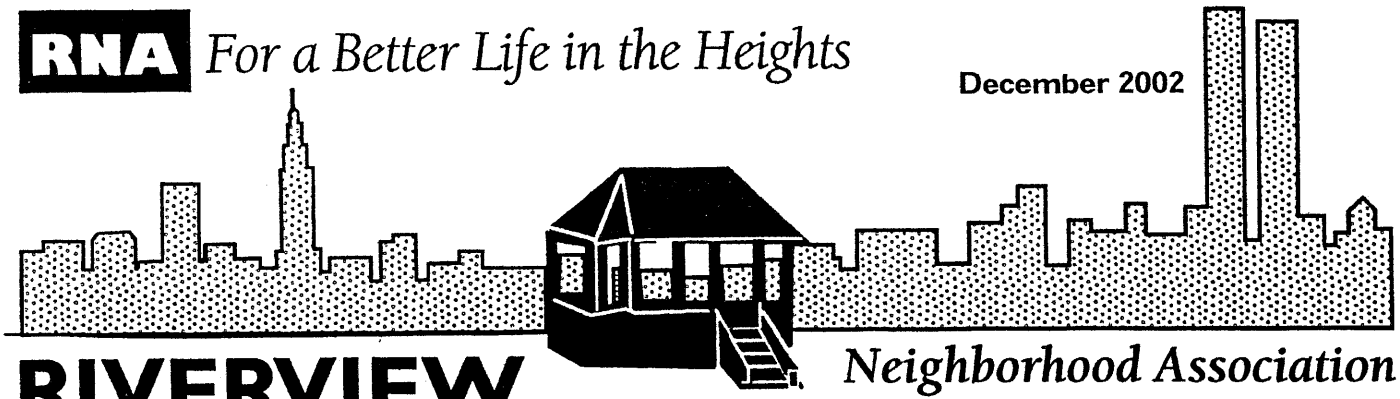
RNA *For a Better Life in the Heights*

December 2002



RIVERVIEW *Neighborhood Association*

469 Palisade Avenue, Jersey City, NJ 07307(201) 386-9481

RNA IS NOT AFFILIATED WITH ANY POLITICAL PARTY, ORGANIZATION or ELECTED OFFICIAL

CLIFF-SIDE PROJECT

Discussions with the **Jersey City Planning Dept.** and the developer of the Kovan/bookbindery building on Paterson Plank Road have been ongoing since the last RNA meeting. At this time almost every major concern that the community has expressed is still open ended. For the residents and property owners that are between Ogden Avenue and the cliff face there is a new concern that has been recently added. The developer, **Manhattan Builders,** wants to install fencing along the cliff top to mitigate the liability for their property. In order to achieve this a franchise will be requested from Jersey City to install the fencing on the "paper" Mountain Road. This raises the issues of having to remove/replant trees and shrubs, type of fencing, etc. This in turn will impact not only visual privacy, but also the natural sound buffer for the proposed 128 plus heating/cooling units on the building's roof top that are directly across from these properties. A survey and a written description for any fence installation will be submitted in the near future.

All the above, along with the newly revised drawings concerning the traffic, PPOD variances for height and setbacks and the legal viability of the rebuilding of the "100 Steps" will be discussed at a special community meeting to be announced in December.

It is important that everyone be updated on these changes in order for RNA to take a formal position on this project before it is heard at the Zoning Board of Adjustment.

CommunityUpdates

Rooftop Tennis Court is Denied: On November 14th, the **Board of Adjustment** overturned the decision of **Tony Lambiase,** the Zoning Official and determined that the rooftop recreational area built atop the structure at **117-119 Mountain Road** is not permitted in our residential zoning district. The neighborhood was represented by Attorney Michael Kates. It was a great victory for our community.

Gateway Setback: The **Appellate Division** denied the motions filed by the **Hudson County Alliance, Hoboken's City Council** and **the City of Jersey City** for leave to appeal the decision of **Superior Court Judge Arthur D'talia** to dismiss their respective suits. The HCA is re-evaluating its legal options.

ALL WELCOME TO HOLIDAY BASH

On **Tuesday, December 10th,** RNA will hold its **Annual Holiday Celebration** for all its members, neighbors and friends. We are inviting our colleagues from other block, neighborhood and civic organizations. RNA also extends this holiday invitation to our Mayor and his staff, our Ward councilpersons and At-large representatives and, especially all the City officials from the various agencies that have worked with and helped RNA during this year.

This year's party will be catered by **Mangia Bene,** who will provide a delicious buffet of hot and cold Italian food. In turn, we ask our guests to bring a favorite homemade desert or non-alcoholic beverage. Please call **Maria Tuzzo** to confirm your desert donation in order to coordinate this part of the feast: (201) 659-2245.

The party will start at **7:00 PM** at the **Harbor View Health Care Facility** located at the corner of Ogden Avenue and Franklin Street. As usual, official business with be kept to a minimum.

RNA asks its members to bring a new friend or neighbor to the party. **Begin the holidays with RNA!**

ANNUAL FOOD & TOY DRIVE

You have two more weeks to contribute to RNA's Annual Food and Toy Drive. We are collecting donations of dry and canned food products and/or new and used toys for the less fortunate in our community. (Used toys must be in good working order.) You can also make a monetary contribution that will be used to purchase either food or toys.

Donations should be brought to the December 10th meeting. You can also arrange to drop off your gift until December 18th or receive more information about the Drive, by calling **Maria Tuzzo** at **(201) 659-2245.**

RNA HOLIDAY ACTIVITIES

This year RNA will combine two holiday traditions: the pavilion lighting and Xmas caroling on **Sunday, December 15th.** We ask all our neighbors to gather at the pavilion on Ogden Avenue in **Riverview-Fisk Park** at **5:30 PM.** Song sheets and candles will be distributed. This event is subject to the installation of electric power by PSEG. Final details will be discussed at our December 10th party.

FOR A BETTER LIFE IN THE HEIGHTS

RIVERVIEW NEIGHBORHOOD ASSOCIATION
469 PALISADE AVENUE
JERSEY CITY, NEW JERSEY 07307

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TOAST THE NEW YEAR WITH RNA AT OUR
ANNUAL HOLIDAY PARTY ON TUESDAY,
DECEMBER 10TH AT 7:00 PM

Riverview Neighborhood Assn.
wishes all our neighbors,
members and friends:
Merry Christmas
Felice Navidad
Happy Chanukah
Joyous Kwanza
and a
Happy and Healthy
New Year!

COMING EVENTS

RNA Annual Holiday Party:
Tuesday, December 10th at 7:00 PM
Location:Harbor View Health Care Ctr.
1)*All Members, Neighbors & Friends Invited.*
Hot food and refreshments will be served.
Bring a new friend or neighbor.
2) *Important Community Business*

Historic Heights: Houses of Worship Tour
Sunday, December 14th at 11:00 AM
Sponsored by the Jersey City Landmarks Conservancy and the Sherman Place Block Association. Tour begins at St Nicholas Catholic Church, corner of Central Ave and Ferry St. Reception and refreshments at the end of tour. Cost of tour is $5.00 - no registration required. For more information call (201) 420-1885 or visit www.jclandmarks.org.

PAVILION LIGHTING / XMAS CAROLING
Sunday, December 15th at 5:30 PM
Location:Riverview-Fisk Park, Ogden Ave.
Join RNA to sing in the Holiday Season!
(Subject to the electrical installation by PSEG.)

Flower Garden and Rest House showing Monument, Pershing Field Jersey City, N. J. (Postcard, 1926)